

AUCTION SALE

Date : 21 May 2018, Monday
Venue : Amara Singapore Hotel, 165 Tanjong Pagar Road, Connection Room, Level 3
Time : 2.30 pm






SOLD BEFORE AUCTION

- #04-03 LE REGAL, 340 GEYLANG ROAD, D14**
1. Mortgagee's sale. Condominium, 1-bedroom with household shelter, approx. 366 sq ft. Freehold, VP.
Contact: Rachel Lee @ 6393 2378 / 9188 9668
- #19-xx NEPTUNE COURT, MARINA VISTA, D15**
2. Owner's sale. Condominium, 3-bedroom + utility. Approx. 1,636 sq ft. Leasehold 99 years wef 1975, VP.
Contact: Rachel Lee @ 6393 2378 / 9188 9668

SOLD

SOLD
via Private Treaty

RESIDENTIAL (LANDED)

1.  **53 JALAN JELITA, D10**
Description : 3 ½ -storey semi-detached, 7 + 2-bedrooms
Land/Floor Area : Approx. 3,993 sq ft / 4,500 sq ft
Tenure : Leasehold 999 years wef 1877
Remarks : Owner's Sale, Selling with vacant possession on an "as is where is basis".
Contact : Joy Tan @ 6393 2505 / 9151 9009
2.  **25 PASIR RIS WAY, PASIR RIS BEACH PARK, D18**
Description : 3 ½ -storey semi-detached with swimming pool, 6 + 1-bedrooms
Land/Floor Area : Approx. 3,999 sq ft / 9,892 sq ft
Tenure : Leasehold 999 years wef 1874
Remarks : Mortgagee's Sale, Selling with vacant possession on an "as is where is basis". Stroll to Pasir Ris Beach. Completed in circa 2014 (subject to final survey), and in move-in condition. Spacious, good layout. Greenery views of the park from upper levels.
Contact : Rachel Lee @ 6393 2378 / 9188 9668
3.  **15 HAI SING CRESCENT, D19**
Description : 3-storey semi-detached, 7 + 1-bedrooms
Land/Floor Area : Approx. 4,062 sq ft / 6,000 sq ft
Tenure : Leasehold 999 years wef 1876
Remarks : Owner's Sale, Selling with vacant possession on an "as is where is basis". Located off Upper Serangoon Road.
Contact : Rachel Lee @ 6393 2378 / 9188 9668

RESIDENTIAL (NON-LANDED)

4.  **#13-07 THE OCEANFRONT @ SENTOSA COVE, 285 OCEAN DRIVE, D04**
Description : 2-storey sky villa with private lift, pool cum jacuzzi, 3 + 1-bedrooms
Floor Area : Approx. 3,057 sq ft (incl. PES of approx. 1,152 sq ft)
Tenure : Leasehold 99 years wef 2003
Remarks : Owner's Sale, Selling with vacant possession on an "as is where is basis".
Contact : Joy Tan @ 6393 2505 / 9151 9009
5.  **#05-01 RESIDENCES 88, 88 LORONG MARICAN, D14**
Description : Condominium, 1-bedroom + study
Floor Area : Approx. 743 sq ft (inclusive of void area of approx. 312 sq ft)
Tenure : Freehold
Remarks : Mortgagee's Sale, Selling with vacant possession on an "as is where is basis".
Contact : Rachel Lee @ 6393 2378 / 9188 9668

IMPORTANT NOTICE

Edmund Tie & Company (SEA) Pte Ltd gives notice to anyone who may read these particulars as follows: 1. These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain parts and aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact.

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COMMERCIAL

6.  **#02-16 & #02-22 OXLEY TOWER, 138 ROBINSON ROAD, D01**
 Description : 2 retail units
 Floor Area :

Unit No	Size (approx.)	Remarks
#02-16	161 sq ft	Vacant
#02-22	193 sq ft	Vacant

 Tenure : Freehold
 Remarks : Owner's Sale, Selling with vacant possession on an "as is where is basis".
 Contact : Joy Tan @ 6393 2505 / 9151 9009
7.  **#01-12 & #01-19 EON SHENTON, 70 SHENTON WAY, D02**
 Description : 2 retail units
 Floor Area :

Unit No	Size (approx.)	Remarks
#01-12	172 sq ft	Vacant
#01-19	183 sq ft	Vacant

 Tenure : Leasehold 99 years wef 2011
 Remarks : Owner's Sale, Selling with vacant possession on an "as is where is basis".
 Contact : Joy Tan @ 6393 2505 / 9151 9009
8.  **#01-91, BLK 42 HOLLAND DRIVE, D10**
 Description : HDB shophouse with living quarters on the second level
 Floor Area : Approx. 1,367 sq ft (Commercial area approx. 732 sq ft. Residential area approx. 635 sq ft)
 Tenure : Leasehold 81 years wef 1993
 Remarks : Owner's Sale, Selling with existing tenancy until May 2020 for the commercial unit, and March 2019 for the residential unit. Opposite food centre, good pedestrian traffic.
 Contact : Rachel Lee @ 6393 2378 / 9188 9668
9.  **#01-77/78/79/80/81 THE MINTON, 4 HOUGANG STREET 11, D19**
 Description : 5 adjoining retail units
 Floor Area :

Unit No	Size (approx.)	Remarks
#01-77	1,496 sq ft	Zoned for childcare, with self-contained toilet. Fully-fitted.
#01-78	775 sq ft	Vacant
#01-79	291 sq ft	Vacant
#01-80	312 sq ft	Vacant
#01-81	291 sq ft	Tenanted to Laundramat till August 2019

 Tenure : Leasehold 99 years wef 2007
 Remarks : Owner's Sale, Selling with vacant possession on an "as is where is" basis
 Contact : Joy Tan @ 6393 2505 / 9151 9009
10.  **#01-38 SPACE @ KOVAN, 9 YIO CHU KANG ROAD, D19**
 Description : Retail unit
 Floor Area : Approx. 269 sq ft
 Tenure : Freehold
 Remarks : Owner's Sale, Selling with vacant possession on an "as is where is" basis
 Contact : Joy Tan @ 6393 2505 / 9151 9009

INDUSTRIAL

11.  **#03-10 PAYA LEBAR 178, 178 PAYA LEBAR, D14**
 Description : B1 Flatted Factory
 Floor Area : Approx. 2,282 sq ft
 Tenure : Freehold
 Remarks : Owner's Sale, Selling with vacant possession on an "as is where is basis".
 Contact : Joy Tan @ 6393 2505 / 9151 9009

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12.  **#01-11 OXLEY BIZHUB 2, 62 UBI ROAD 1, D14**
Description : B1 factory / Warehouse
Floor Area : Approx. 2,002 sq ft
Tenure : Leasehold 60 years wef 2011
Remarks : Owner's Sale, Selling with existing tenancy on an "as is where is basis". With mezzanine level and self-contained toilet
Contact : Rachel Lee @ 6393 2378 / 9188 9668
13.  **#02-06 I-BIZ CENTRE, 32 OLD TOH TUCK ROAD, D21**
Description : B2, Ramp-up factory
Floor Area : Approx. 3,111 sq ft
Tenure : Leasehold 30 years wef 2011
Remarks : Owner's Sale, Selling with vacant possession on an "as is where is basis". Column-free unit with mezzanine level, pantry, and self-contained toilet.
Contact : Rachel Lee @ 6393 2378 / 9188 9668
14.  **#07-01 PRESTIGIO @ INNOVATION PLACE, 29 MANDAI ESTATE, D25**
Description : Flatted factory unit
Floor Area : Approx. 1,690 sq ft
Tenure : Freehold
Remarks : Mortgagee's Sale, Selling with vacant possession on an "as is where is basis". With water point / pantry.
Contact : Rachel Lee @ 6393 2378 / 9188 9668
15.  **#08-02 WOODLANDS HORIZON, 31 WOODLANDS CLOSE, D25**
Description : B1 factory unit
Floor Area : Approx. 1,711 sq ft
Tenure : Leasehold 60 years wef 2012
Remarks : Mortgagee's Sale, Tenanted. Column free with self-contained toilet.
Contact : Rachel Lee @ 6393 2378 / 9188 9668

PROPERTY WITHDRAWN FROM AUCTION

1.  **#13-24 ORCHARD SCOTTS RESIDENCES, 7 ANTHONY ROAD, D09**
Description : Condominium, 3-bedrooms + study
Floor Area : Approx. 2,282 sq ft
Tenure : Leasehold 99 years wef 2001
Remarks : MCST's sale, Selling **without** vacant possession on an "as is where is basis". Located off Scotts Road, Walk to Newton MRT Station & Orchard Shopping Belt.
Contact : Rachel Lee @ 6393 2378 / 9188 9668

Name	Contact No.	CEA Reg. No.	Email Address	Name	Contact No.	Email Address
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For further information or viewings, please contact the respective person-in-charge.
<http://www.etcsea.com/services/agency-services/auktion-sales.html>
Our next auction will be on 27 June 2018, Wednesday

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